



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

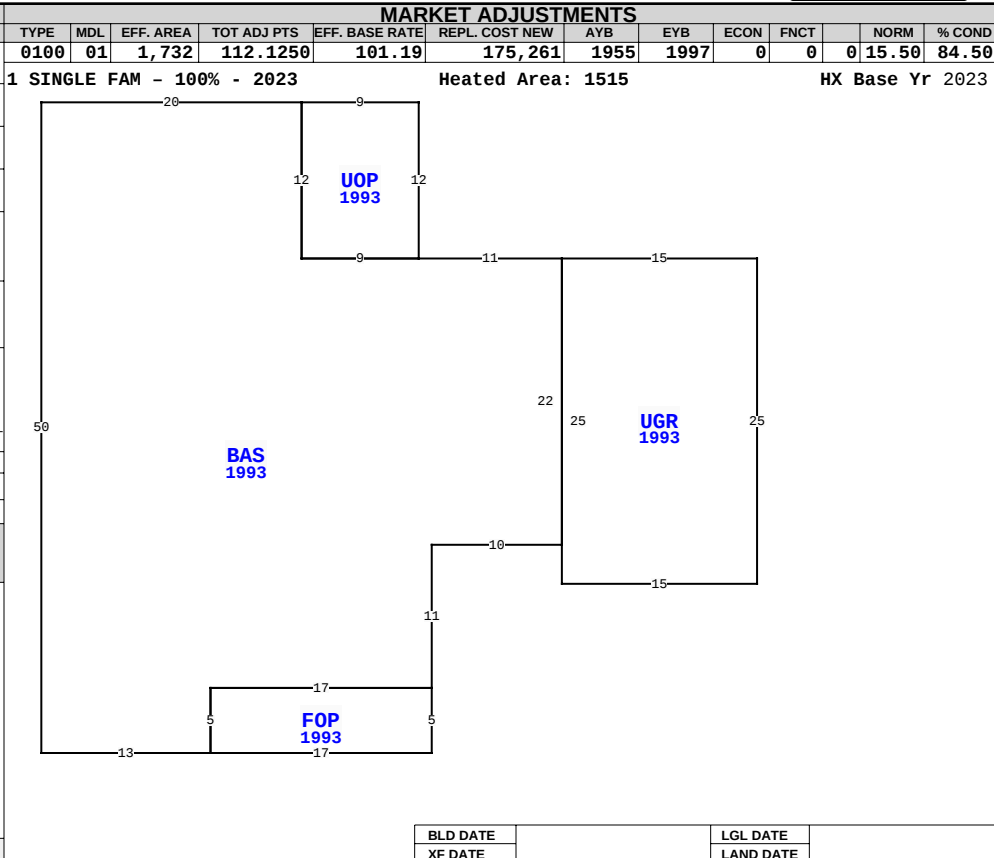
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1,515	129,541
FOP	85	30	26	2,223
UGR	375	45	169	14,450
UOP	108	20	22	1,881
TOTALS	2,083		1,732	148,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0 100	7	16	112.00	SF	30.00	30.00	100	1955
4	0810	CONCRETE A	0 100	55	9	495.00	SF	6.50	6.50	100	1955
5	0810	CONCRETE A	0 100	28	4	112.00	SF	6.50	6.50	100	1955
6	1242	WD DECK A	0 100	18	16	288.00	SF	10.00	10.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	100.00	276.00	100.00	FF	1.00



2281 CLINCH DR, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
112.00	SF	30.00	30.00	100	1955	1955	3	20	672		
495.00	SF	6.50	6.50	100	1955	1955	3	20	644		
112.00	SF	6.50	6.50	100	1955	1955	3	20	146		
288.00	SF	10.00	10.00	100	1990	1990	3	20	576		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 8											Tax Dist:
BUILDING MARKET VALUE											148,096
TOTAL MARKET OB/XF VALUE											2,038
TOTAL LAND VALUE - MARKET											156,000
TOTAL MARKET VALUE											306,134
SOH/AGL Deduction											0
ASSESSED VALUE											306,134
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											256,134
TOTAL JUST VALUE											306,134
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											306,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1390	6/14/2022	WD	Q	I	01	365,000
GRANTOR:METTEE MICHAEL A & SH						
GRANTEE:NEWMAN SHANE PATRIC						
2082/0957	11/04/2016	WD	Q	I	01	209,900
GRANTOR:YANKE JOYCE L						
GRANTEE:METTEE MICHAEL A &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W15 BAS=[YR=1993] W11 UOP=[YR=1993] N12 W9 S12E9\$ W9 N12 W20 S50 E13 FOP=[YR=1993] E17N5 W17 S5\$ N5 E17N11 E10 N22\$ S25 E15 N25\$.											